

# Aberdeen TOD Station Square Feasibility Study

Public Workshop

August 6 , 2012

4:00 – 6:30pm



## **Station Square Feasibility Study**

Pre-Preliminary Engineering Study for the Station Square  
Concept primarily focused on environmental and engineering  
fatal flaws and feasibility

- Where have we been and how did we get here?
- Guidance for the journey
  - TOD Area 1 as focus
- Define Key Issues
- Identify Fatal Flaws
- Where do we go from Here?

Implementation Actions

# 1

## **Presentation**

- Team and Partners
- Where are we?
- How did we get here?
- Implementation actions
- Where do we go from here?



# Aberdeen Transit Oriented Development Station Square Feasibility Study

## Team and Partners

- **Project Team**

- City of Aberdeen
- Chesapeake Science and Security Corridor (CSSC ) & Harford County
- Maryland DOT & MTA
- Jacobs
  - Kittelson & Associates
  - Floura Teeter
  - Cho Benn Holback
  - Chesapeake Environmental
  - J.A. Rice

- **Agency & Non-Profit Partners**

- Harford Transit
- Maryland State Highway
- Amtrak & CSX
- Aberdeen Proving Ground



# Aberdeen Transit Oriented Development Station Square Feasibility Study

## Where we are?

- 15 years of planning
- Aberdeen Station Feasibility Study (2008)
- Aberdeen Station Area Transit Needs Assessment & Market Analysis (2009)
- Harford County Multimodal Transportation Center Feasibility Study (2009)
- Aberdeen State TOD Designation (2010)
- Aberdeen TOD Master Plan (2011-2012)
- Aberdeen Station Square Feasibility Study (Summer 2012)
  - Assess Key Issues
  - Identify/Evaluate challenges

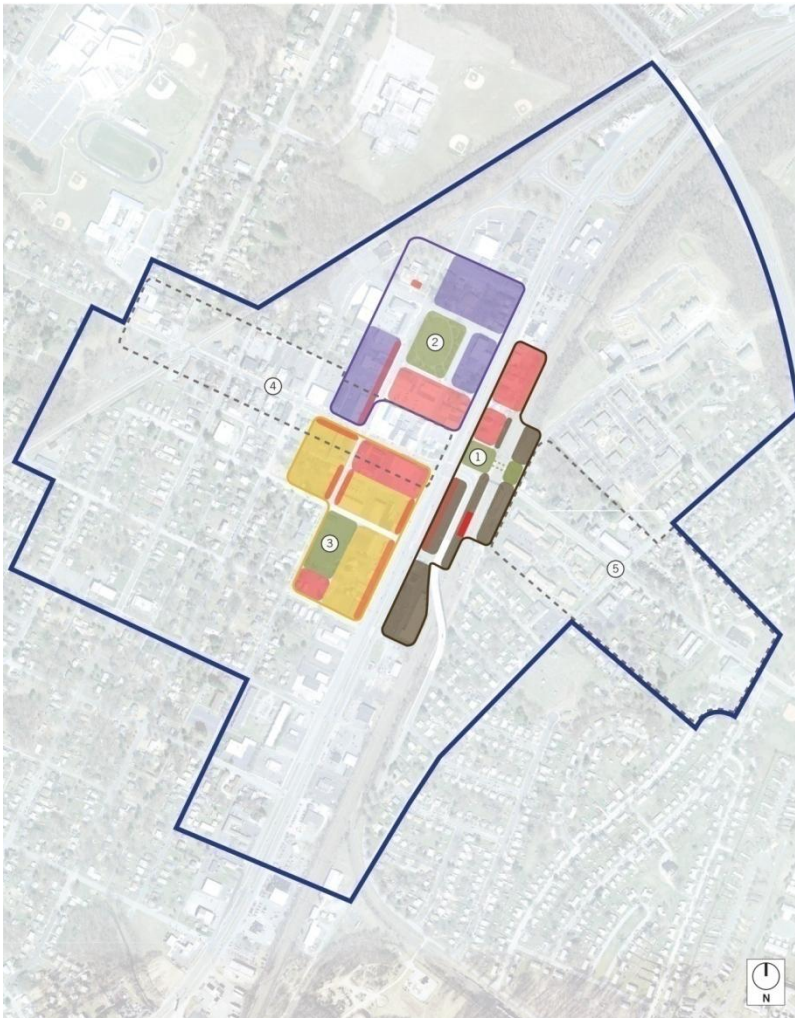




# Aberdeen Transit Oriented Development Station Square Feasibility Study

## How did we get here?

- Designated June 2010
- Master Plan and TOD Boundary Adopted Spring 2012
- Feasibility Study 2012



### PRIMARY TOD AREAS

- ① STATION SQUARE
- ② FESTIVAL SQUARE
- ③ RESIDENTIAL SQUARE

### SECONDARY TOD AREAS

- ④ W. BEL AIR AVE. COMMERCIAL AREA
- ⑤ E. BEL AIR AVE. RESIDENTIAL AREA

- CIVIC MIXED USE
- COMMERCIAL
- STATION
- RESIDENTIAL
- PARK



# Aberdeen Transit Oriented Development Station Square Feasibility Study

Aberdeen TOD Designated Area



## Feasibility Study

- 3 TOD Primary Focus Areas
- Develop concept into next phase
- Define key issues
- Assess challenges



Festival Square



Residential Square



Station Square



## Implementation Actions

### Accomplishments

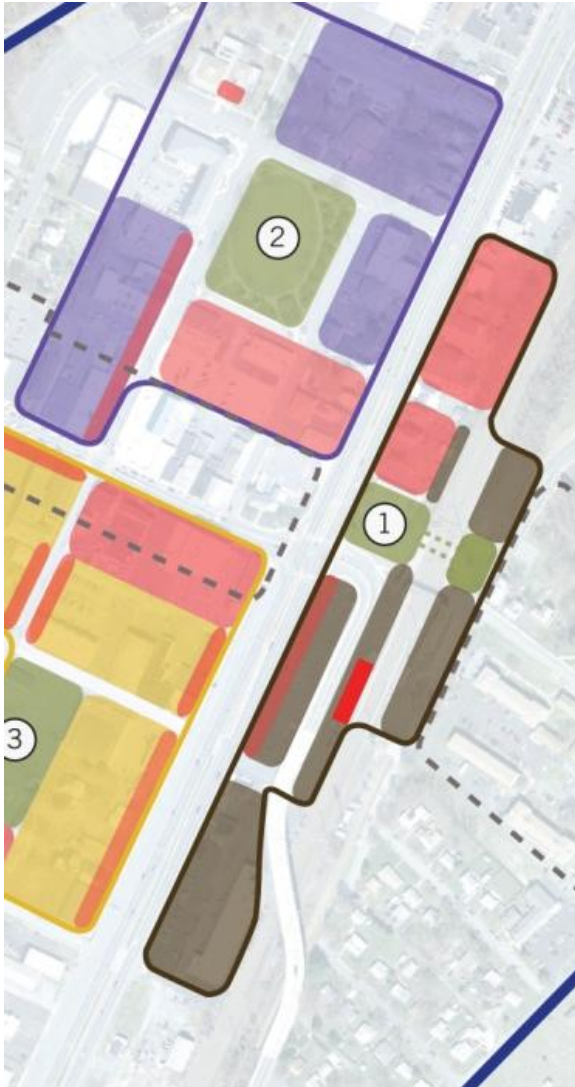
1. MD Sustainable Community Designation (October 26, 2011) and Boundary approval by SGSC November 2011
  - Aberdeen's SC plan incorporated key elements of TOD plan
  - Priority consideration and eligibility for:
    - Community Legacy,
    - Neighborhood Businessworks,
    - Historic Tax Credits,
    - Sidewalk Retrofit and
    - Bikeways programs.
2. Aberdeen and Harford County – April 2012 Transportation Priority letter identifies the green terraced plaza and underpass and US 40 "Green Boulevard" transportation projects, specifically noting the Aberdeen station area's TOD designation status
3. Aberdeen Adopted TOD Master Plan - May 7, 2012
4. Aberdeen and MDOT Designated Official TOD Boundary- June 20, 2012



## Implementation Actions

### Ongoing and In process

5. Aberdeen holds weekly activities in the designated TOD area in Festival Park including the Farmer's Market, concert series, festivals and community events.
6. Zoning Code review and refinement for the TOD area under development.
7. Aberdeen and Harford County continue and enhance regular staff communications on private economic development opportunities to market Aberdeen station area sites.
8. Aberdeen is applying for the Baltimore Metropolitan Council (BMC) Demonstration Projects Baltimore Sustainable Communities Initiative for the Aberdeen Station.
9. Collaboratively awarded grant for Station Square Feasibility Study. (CSSC/HC and Aberdeen, MDOT/MTA).



# 2

## Station Square Feasibility Study

- TOD Area 1 as focus
- Define key issues
- Assess challenges

# Aberdeen Station Square Feasibility Study

## TOD Area 1 Master Plan - Guidelines and Elements



### ■ Guidelines

- Build on Aberdeen's Civic Heart
- Coordinate Circulation Components
- Develop Safe Bicycle Network
- Incorporate Proposed Greenway Network

### ■ Elements

- Station Square Plaza – West and East
- Pedestrian Underpass
- Railroad – Station, Platforms, and Tracks
- US 40 – “Green Boulevard” at Station Square



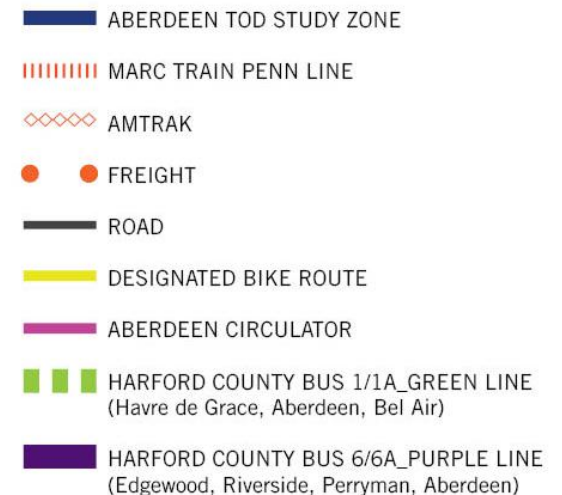
## Build on Aberdeen's Civic Heart

- Develop presence of Aberdeen from US 40
- Accommodate new commercial and retail along US 40
- Connect East /West Communities
- Enhance West Bel Air Avenue as "Main Street"
- Provide green space and other community amenities



## Coordinate Circulation Components

- Coordinate all modes of transportation
- Enhance pedestrian/ bicycle pathways
- Improve access to Station Square across US 40 and from east
- Allow for future improvements to railroad tracks and platforms



# Incorporate Proposed Greenway Network



Example of “Green Boulevard”

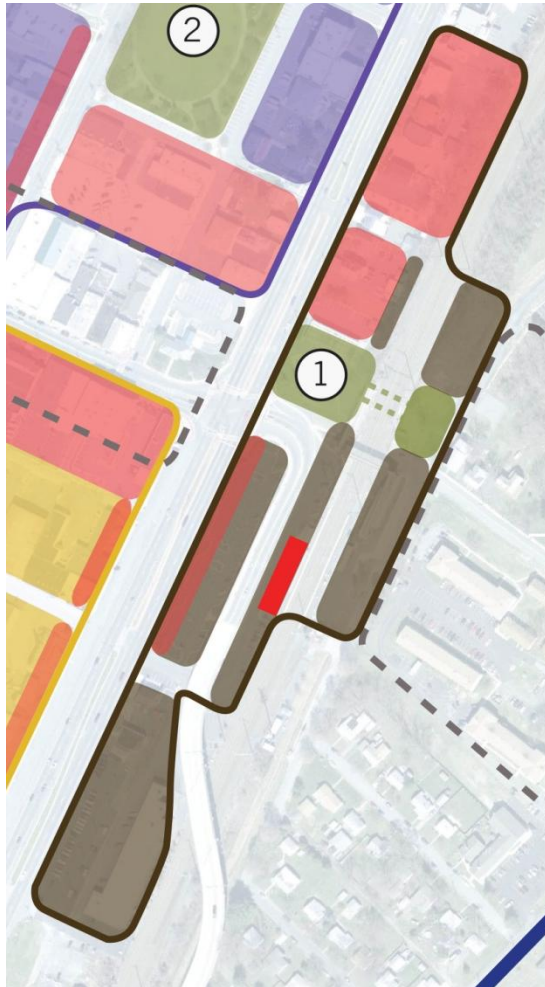


- ● ● ● ● ● ● ● STREET SCAPING
- PRIMARY GREENWAY
- ● ● ● ● ● ● ● GREEN BOULEVARD
- PARK SPACE



## Develop Bicycle Network

- Provide Bicycle Pathways along US 40
- Locate bicycle covered racks and lockers at station
- Install Bike-Share facilities and identify destinations at APG and downtown Aberdeen
- Next Step – evaluate Hiker-Biker multiuse paths along Railroad



**TOD Area 1 Station Square  
– Location Map**

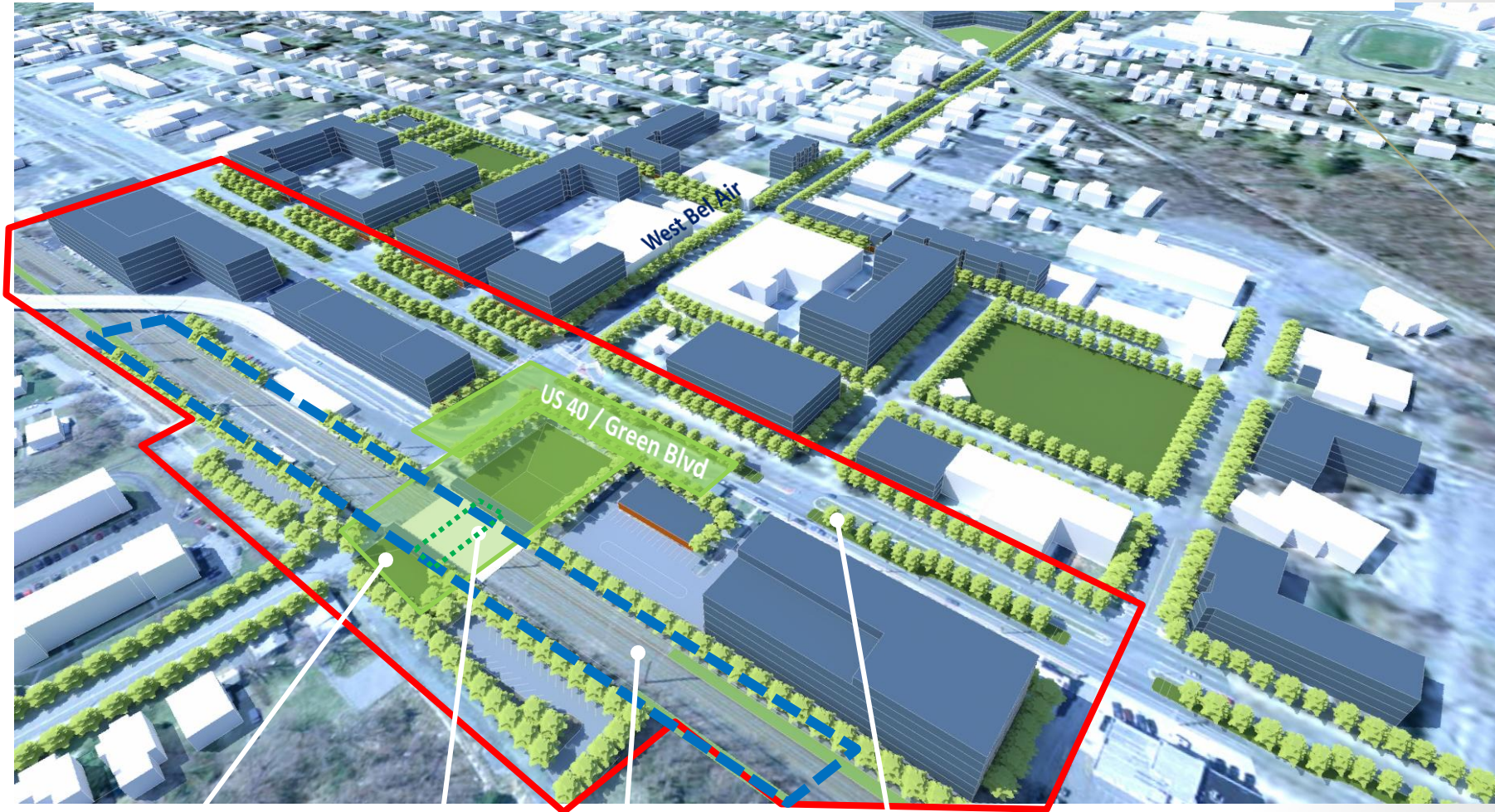


Existing view – MD 132/ US 40 Intersection from pedestrian bridge



Existing view - train station parking lot and overpass

# View of TOD Master Plan with TOD 1 Highlighted



Station Square –  
East and West

Pedestrian  
Underpass

Railroad Tracks/  
Platforms

US 40 “Green  
Boulevard” at  
Station Square



## Key Issues Affecting Feasibility

- Identify potential “Fatal Flaws”
- Assess construction techniques
- Maintain rail service
- Maintain pedestrian access
- Evaluate site conditions including utilities, soil conditions, water table, and potential for hazardous materials
- Accommodate future rail improvements



**Plan – Station Square Initial Phase**



**Station Square Plazas**

## Example of farmers market structures

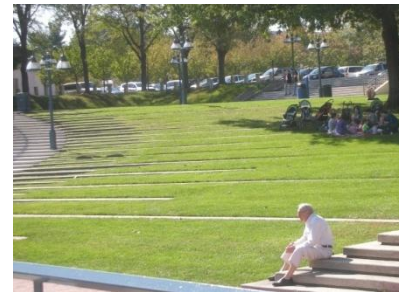


Alexandria, VA



Grand Rapids, MI

## Examples of terraced plaza/amphitheater



Columbia, MD



Alexandria, VA



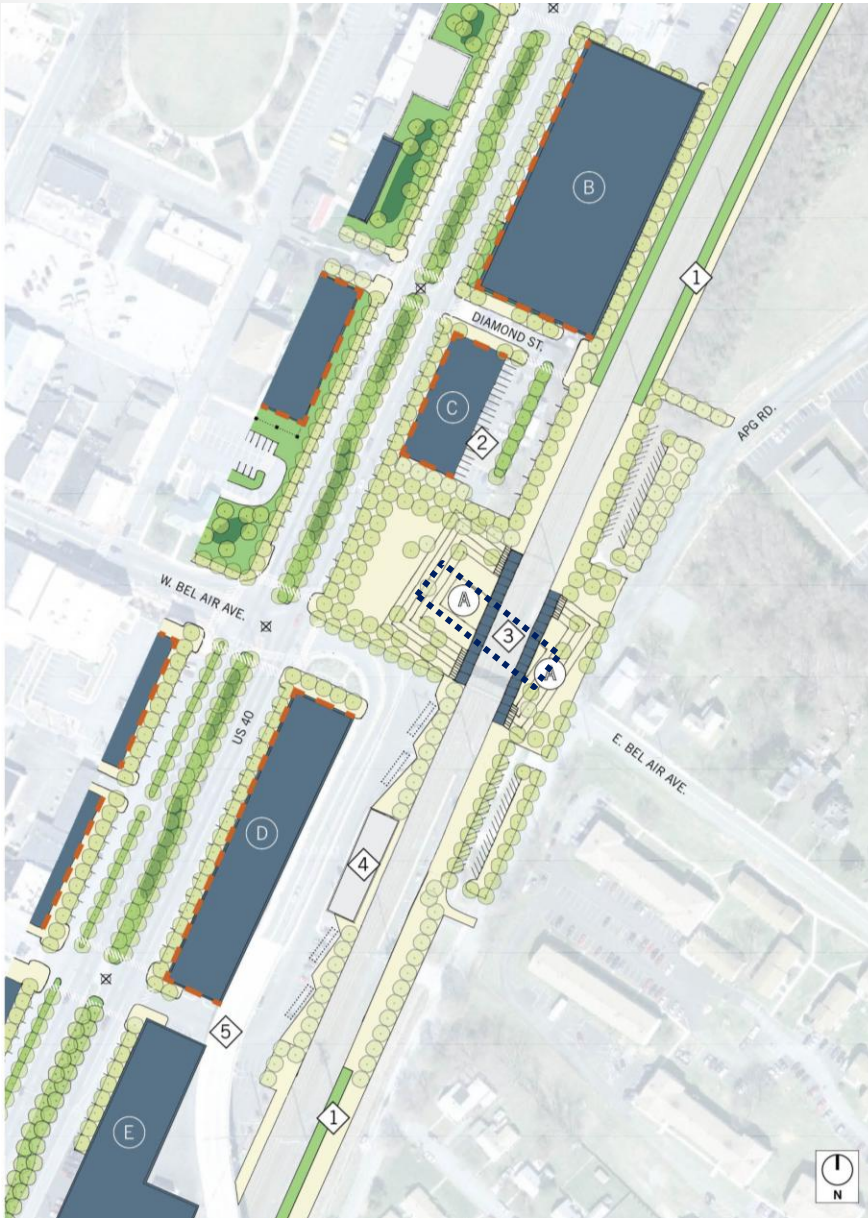
Union Square - San Francisco, CA



**Perspective of Station Square Concept - West Plaza  
and Entrance to Underpass**



**Perspective of Station Square Concept – East Plaza  
and Entrance to Underpass**



TOD Area 1 – Illustrative Plan

## Example of Pedestrian Underpasses



Phoenix, AZ

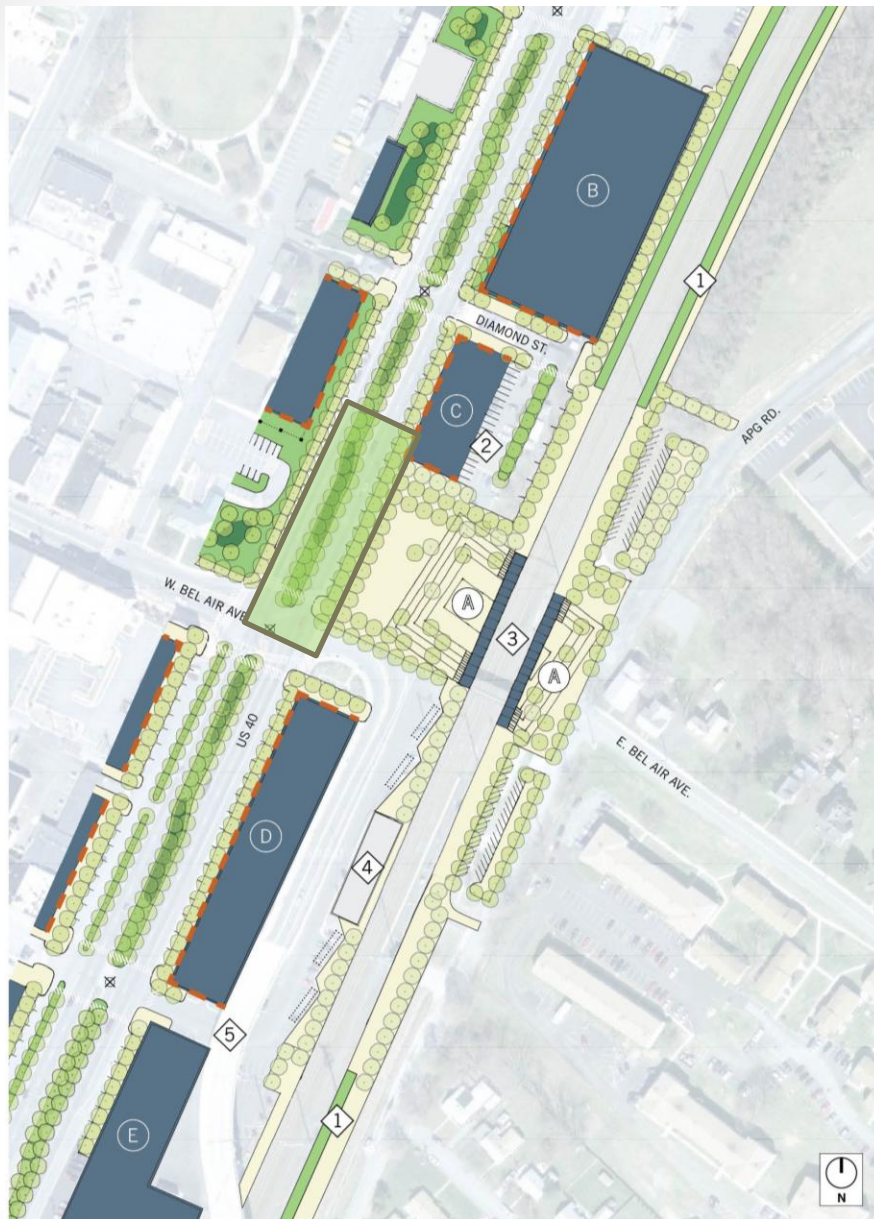


Alexandria, VA



**Cross section – Station Square Plazas/Underpass**

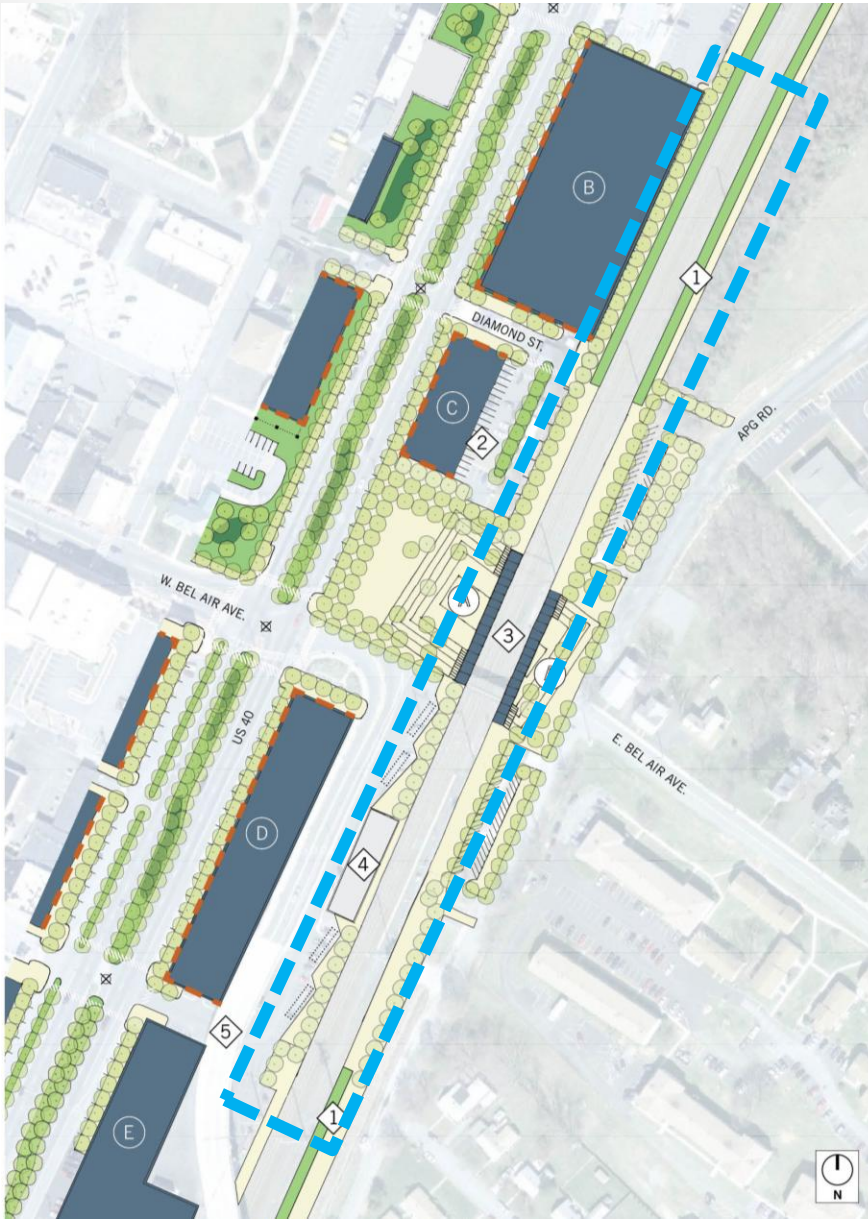
# US 40 "Green Boulevard"



TOD Area 1 – Illustrative Plan

## US 40 - Examples of "Green Boulevard"





## Accommodate Future Rail Improvements

- Continue ongoing coordination with Amtrak
  - Future 4<sup>th</sup> Track
  - New ADA accessible platforms
  - High Speed Rail
  - Timing of improvements

TOD Area 1 – Illustrative Plan



**Plan – Station Square Ultimate Phase**

Fly-through

# 3

## **Where do we go from here?**

- City of Aberdeen
- Hartford County
- State Agencies
- Further Studies

# Where do we go from Here? – Next Steps



**City of Aberdeen**

## Station Square Feasibility Study and Master Plan Implementation Actions

1. Collaboratively Develop Financing Plan for Station Square improvements.
2. Finalize TOD Master Plan MOU with Harford County and MDOT.
3. Establish Team of Aberdeen Ambassadors to:
  - monitor TOD Master Plan implementation progress
  - facilitate communications among partners, land owners, and the community
4. Facilitate property development and parcel assembly in the TOD Target Areas.
5. Continue coordination regarding bicycle improvements:
  - Continue coordination through Harford County Bicycle Master Plan Process.
  - Consider application for Maryland Bikeways and Maryland Bikeshare Funding programs.
  - Initiate feasibility analysis of greenway trails along Amtrak and CSX lines.
6. Attract and incorporate unique business opportunities in redevelopment plans.
7. Initiate public-private development of a downtown parking garage.
8. Provide utilities and storm water treatment, as needed.
9. Continue ongoing and underway TOD Master Plan Implementation activities.

# Where do we go from Here? – Next Steps



Harford County



## Station Square Feasibility Study and Master Plan Implementation Actions

1. Collaboratively Develop Financing Plan for Station Square improvements.
2. Finalize TOD Master Plan MOU with Aberdeen and MDOT.
3. Continue to identify support in Annual Priority letter for Aberdeen TOD Station Square Improvements and Philadelphia Boulevard (US 40) "Complete Street" streetscape and community safety and enhancement improvements.
4. Retain, and possibly add County facilities in downtown Aberdeen (e.g. Senior/Community Center, Recreation Center, and Social Services).
5. Initiate and maintain discussions with hotel developers to build a unique/boutique hotel in downtown Aberdeen
6. Enable minor expansion of the Country Library to include a café or other public space that has direct connection to the street and entry.
7. Continue to collaborate and assist Aberdeen with TOD economic development and market opportunities, bicycle improvements and joint applications for Maryland bikeways and bike share funding.

# Where do we go from Here? – Next Steps

## State of Maryland (MDOT, MTA, SHA, MDP, DHCD, DBED, etc.)

Work collaboratively with Aberdeen, APG, Harford County and affected parties to:

1. Collaboratively Develop Financing Plan for Station Square and US 40 “Complete Street” improvements.
2. Finalize TOD Master Plan MOU with Aberdeen and Harford County.
3. Work with APG, CSSC, Harford Rideshare, Harford Transit to provide integrated shuttle service to APG.
4. Identify public-private partnerships for redeveloping the station area to build structured parking.
5. Investigate potential to locate other State facilities such as a continuing education center.
6. Identify and tailor revitalization program support for the State’s Sustainable Communities initiatives for affordable housing and small business development loans.
7. Identify potential State, County, City and private funding sources for senior housing in Festival Square.
8. Provide technical support for assessment and reuse/redevelopment of any brownfield sites.



***Questions?***